063.A	0003	0002.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	574,800	/	574,800
USE VALUE:	574,800	/	574,800
ASSESSED:	574,800	/	574,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		BROOKDALE RD, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	BROWN MICHAEL LOUIS
Owner 2:	MATTIE-BROWN BRYCE NICOLE
Owner 3:	
Street 1:	2 BROOKDALE RD UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NELSON MARYBELLE -
Owner 2:	-
Street 1:	2 BROOKDALE ROAD UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1931, having primarily Aluminum Exterior and 1186 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	571,700	3,100		574,800
Total Card	0.000	571,700	3,100		574,800
Total Parcel	0.000	571,700	3,100		574,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.65 | /Parcel: 484.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	281260
GIS Ref	
GIS Ref	
Insp Date	07/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 063.A-0003-0002.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	563,300	3100	.		566,400	566,400	Year End Roll	12/18/2019
2019	102	FV	462,500	3100	.		465,600	465,600	Year End Roll	1/3/2019
2018	102	FV	389,700	3100	.		392,800	392,800	Year End Roll	12/20/2017
2017	102	FV	355,300	3100	.		358,400	358,400	Year End Roll	1/3/2017
2016	102	FV	355,300	3100	.		358,400	358,400	Year End	1/4/2016
2015	102	FV	328,400	3100	.		331,500	331,500	Year End Roll	12/11/2014
2014	102	FV	313,500	3100	.		316,600	316,600	Year End Roll	12/16/2013
2013	102	FV	313,500	3100	.		316,600	316,600		12/13/2012

!15441!

PRINT

Date	Time
12/11/20	05:09:41

LAST REV

Date	Time
10/24/19	12:08:18

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15441

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NELSON MARYBELL	71159-93	2	6/15/2018		610,000	No	No		
BRUNTIL DYLAN V	54837-323		6/16/2010		343,000	No	No		
DEVECCHI JAMES	47476-505		5/19/2006		99	No	No		

USER DEFINED

Prior Id # 1:	40770
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2018	1722	Heat App	15,000	C				
11/7/2016	1366	Re-Roof	11,178	C				
12/9/2014	1684	New Wind	5,150					Install 10 replace

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	Measured	DGM	D Mann
4/26/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7802													G8	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	48.500000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99782026
Adj $ / SQ:	397.382
Other Features:	73500
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	599275
Depreciation:	27567
Depreciated Total:	571708

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	437.12
Special Features:	0	Val/Su Net:	482.04
Final Total:	571700	Val/Su SzAd	482.04

SKETCH

UnSketched SubAreas:
GLA: 1186,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,186	397.380	471,295
Net Sketched Area:		1,186	Total:	471,295
Size Ad	1186	Gross Are	1186	FinArea 1186

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 063.A-0003-0002.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X20	A	AV	1931	28.89	T	40	102			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100

IMAGE

AssessPro Patriot Properties, Inc